

TRUSTEES' DEED
(Maine Statutory Short Form)

009237
KNOW ALL PERSONS BY THESE PRESENTS, that We, MARJORIE A. COSGROVE, DAVID A. COSGROVE, and JANE E. DIRKMAN, all of Waterville, County of Kennebec, State of Maine, Trustees under the COSGROVE LOVING TRUST dated December 18, 1989, by the power conferred by law, and every other power, in distribution of the Trust, grant to MARJORIE A. COSGROVE, DAVID A. COSGROVE, and JANE E. DIRKMAN, all of Waterville, County of Kennebec, State of Maine, Trustees of the COSGROVE FAMILY TRUST dated December 18, 1989, with a mailing address of 3 Lantern Lane, Waterville, ME 04901, being the persons entitled to distribution, the real property in Waterville, County of Kennebec, State of Maine, described in Schedule A annexed hereto, incorporated herein and made a part hereof.

Together with all rights, easements, privileges and appurtenances belonging to the granted premises.

IN WITNESS WHEREOF, the said MARJORIE A. COSGROVE, DAVID A. COSGROVE, and JANE E. DIRKMAN, Trustees under the COSGROVE LOVING TRUST, have hereunto set their hands and seals, this 28th day of March, 1996.

Signed, Sealed and
Delivered

In Presence of:

John R. Williams
TO

ME

COSGROVE LOVING TRUST

Marjorie A. Cosgrove
MARJORIE A. COSGROVE, Trustee

David A. Cosgrove
DAVID A. COSGROVE, Trustee

Jane E. Dirkin
JANE E. DIRKMAN, Trustee

STATE OF MAINE
Kennebec, ss.

March 28, 1996

Personally appeared the above-named MARJORIE A. COSGROVE, DAVID A. COSGROVE, and JANE E. DIRKMAN in their said capacity as Trustees and severally acknowledged the foregoing instrument to be their free act and deed.

Before me,



Barry P. Fernald
Barry P. Fernald
Notary Public/Maine
My Commission Expires:
November 7, 1998

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SCHEDULE AHomestead (3 Lantern Lane)

An undivided one-half (1/2) interest in a certain lot or parcel of land situated in Waterville, County of Kennebec, State of Maine, together with the building and improvements thereon, and bounded and described as follows, to wit:

Beginning at an iron pin on the southerly side of Prospect Street, said iron pin marking a northwesterly corner of land now or formerly owned by Hughes as recorded in the Kennebec County Registry of Deeds in Book 1415, Page 176. Thence north sixty degrees forty-seven minutes fifty-five seconds west (N 60° 47' 55" W) along a parcel of land designated as lot #4 on a plan entitled "Plan of Cosgrove Subdivision," Plan #E-87035, dated February 2, 1987 and recorded on March 11, 1987 in the Kennebec County Registry of Deeds for three hundred two and zero hundredths feet (302.00'), more or less, to an iron pin. Thence south seventy-five degrees nineteen minutes twenty-one seconds west (S 75° 19' 21" W) along the land designated as lot #4 on the aforementioned plan for forty-one and five hundredths feet (41.05'), more or less, to an iron pin on the easterly side of Lantern Lane. Thence along the easterly line of Lantern Lane, following along a cul-de-sac with a radius of sixty feet (60'), and an interior angle of ninety-five and five tenths degrees (95.5°), for an arc length distance of one hundred and zero hundredths (100.00') feet, more or less, to an iron pin marking a southeasterly corner of land designated as lot #1 on the aforementioned plan. Thence north twenty-nine degrees fifty-four minutes twenty seconds east (N 29° 54' 20" E) along land designated as lot #1 on the aforementioned plan for one hundred fifty-seven and forty-seven hundredths feet (157.47'), more or less, to an iron pin on the southerly line of land now or formerly owned by Schmidt as recorded in the Kennebec County Registry of Deeds in Book 1244, Page 284. Thence south sixty degrees five minutes forty seconds east (S 60° 05' 40" E) along the southerly line of said Schmidt and along land now or formerly owned by Peters as recorded in the Kennebec County Registry of Deeds in Book 1086, Page 085 for two hundred thirty-six and twenty-six hundredths feet (236.26'), more or less, to an iron pin marking a northwesterly corner of land now or formerly owned by McDonough as recorded in the Kennebec County Registry of Deeds in Book 3060, Page 142. Thence south twenty-nine degrees six minutes fifteen seconds west (S 29° 06' 15" W) along the land of said McDonough for one hundred fifty-seven and four hundredths feet (157.04'), more or less, to an iron pin. Thence south sixty degrees fifty-one minutes forty seconds east (S 60° 51' 40" E)

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along the land of said McDonough to the end of Prospect Street. Thence in a southwesterly direction along the end of Prospect Street for fifty-seven and fifty-seven hundredths feet (57.57'), more or less to the point of beginning.

The herein described parcel of land contains one and twenty-four hundredths acres (1.24), more or less, and is a part of the land conveyed to Robert Cosgrove from James L. Dean, III, Personal Representative of the estate of Isabelle E. Deen, said deed dated September 29, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3031, Page 251. Magnetic bearings and distances are from a plan entitled "Plan of Cosgrove Subdivision," Plan #E-87035, dated February 2, 1987, by Lionel Kelley and recorded in the Kennebec County Registry of Deeds and the herein described parcel of land is designated as the Cosgrove Home Lot on the aforementioned plan.

An undivided one-half (1/2) interest in said premises is hereby distributed to the Trustees of the Cosgrove Family Trust; the other undivided one-half (1/2) interest in the premises being owned by Marjorie A. Cosgrove, individually, and reference may be made to a deed from Robert F. Cosgrove and Marjorie A. Cosgrove to Robert F. Cosgrove and Marjorie A. Cosgrove as tenants in common, dated September 23, 1991, recorded in said Registry of Deeds, in Book 3984, Page 129.

Being the same premises conveyed by Robert F. Cosgrove to Robert F. Cosgrove and Marjorie A. Cosgrove, Trustees, or their successors in Trust, under the Cosgrove Loving Trust dated December 18, 1989 by deed dated September 23, 1991 and recorded in said Registry of Deeds in Book 3984, Page 131.

230 Main Street

Also, an undivided one-half (1/2) interest in a certain lot or parcel of land situated on the west side of Main Street in the City of Waterville, County of Kennebec, State of Maine and bounded and described as follows, to wit:

Beginning at an iron pin set in the ground in the westerly line of said Main Street; thence running westerly one hundred and forty-seven and two tenths (147.2) feet to an iron pin set in the ground; thence running northerly eighty-seven (87) feet to a granite monument set in the ground; thence easterly one hundred and seventeen (117) feet to the westerly line of said Main Street; thence running southerly in said westerly line of said Main Street eighty-two (82) feet to the point of beginning said premises contain eleven thousand one hundred and fifty-four square feet (11,154), more or less.

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The beginning point on the westerly line of Main Street as stated above, according to a deed of the property between the southern bound of the above parcel and North Street is one hundred thirty-nine and six tenths (139.6) feet from the intersection of North and Main Streets.

Being the same property devised under the Will of Eva L. Webster, abstract in the Kennebec County Registry of Deeds in Book 1472, Page 64.

The northerly bound of the above property is clarified in a Quit-Claim Deed from Julia M. Sweeney to the said Eva L. Webster et al dated June 26, 1918 and recorded in Book 565, Page 493.

Being the same premises conveyed by Robert F. Cosgrove to Robert F. Cosgrove and Marjorie A. Cosgrove, Trustees, or their successors in trust, under the Cosgrove Loving Trust dated December 18, 1989, by deed dated September 23, 1991, and recorded in the Kennebec County Registry of Deeds in Book 3984, Page 128.

An undivided one-half (1/2) interest in the premises is hereby conveyed to the Trustees of the Cosgrove Family Trust; the other undivided one-half (1/2) interest in said premises being distributed by deed of even date to the Trustees of the Cosgrove Marital Trust, to be recorded in said Registry of Deeds.

RECEIVED KENNEBEC SS.

96 APR 29 AM 9:00

ATTEST *Theresa Paul Brown*
REGISTER OF DEEDS